

195 P

4281 COUNTY ROAD 162  
LIBERTY, TX 77575

00000009639220

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

Date: December 06, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 02, 2014 and recorded in Document INSTRUMENT NO. 2014010350 real property records of LIBERTY County, Texas, with WAYNE HAROLD KRFNZKE AND DELORES MARIE KIDD, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by WAYNE HAROLD KRENZKE AND DELORES MARIE KIDD, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$71,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE  
MAILSTOP 015  
GREENVILLE, SC 29601



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHILEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OLAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH AND STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-3-22 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 11-3-22

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LIBERTY, TX 77575

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LIBERTY

**EXHIBIT "A"**

FIELDNOTES TO 0.184 ACRE OF LAND, MORE OR LESS, AS SITUATED IN THE SAMUEL JONES SURVEY, A-300, LIBERTY COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 80 FT. BY 100 FT. LOT CONVEYED BY THE DEPARTMENT OF VETERANS AFFAIRS TO SAMUEL MIDDLETON AND RUTH MIDDLETON BY DEED RECORDED IN CLERK'S FILE NO. 1009005298 OF THE OFFICIAL RECORDS OF SAID LIBERTY COUNTY, TEXAS. SAID 0.184 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE JETHRO LEE 0.18 ACRE TRACT DESCRIBED IN VOLUME 733, PAGE 575 OF THE DEED RECORDS OF SAID COUNTY AND BEING ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 162:

THENCE: N 00° 14' W 100.19 FT., WITH THE EAST LINE OF SAID LEE 0.18 ACRE TO ITS NORTHEAST CORNER, A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT ON THE SOUTH LINE OF THE LOIS BROOKS, ET AL. 1.82 ACRE TRACT DESCRIBED IN VOLUME 1051, PAGE 192 OF SAID DEED RECORDS;

THENCE: N 89° 47' E 79.91 FT., WITH THE SOUTH LINE OF SAID 1.82 ACRES, TO A DISTURBED 3/4 INCH IRON PIPE RESET FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE BIRDIE M. POLK 0.14 ACRE TRACT DESCRIBED IN VOLUME 873, PAGE 205 OF SAID DEED RECORDS;

THENCE: S 00° 14' E 100.49 FT., WITH THE WEST LINE OF SAID 0.14 ACRE TRACT TO ITS SOUTHWEST CORNER, A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 162;

THENCE: WEST 79.91 FT., WITH SAID NORTH RIGHT OF WAY, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.184 ACRE OF LAND, MORE OR LESS.

135 P

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### Notice of Substitute Trustee Sale

T.S. #: 22-7656

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: **12/6/2022**  
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**  
Place: **Liberty County Courthouse in Liberty, Texas, at the following location: Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575**  
**OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

**Property To Be Sold** - The property to be sold is described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 7/17 2017 and is recorded in the office of the County Clerk of Liberty County, Texas, under County Clerk's File No 2017013458, recorded on 7/18/2017, of the Real Property Records of Liberty County, Texas.  
Property Address: 1622 S CR 486 DAYTON Texas 77535

Trustor(s): **JEFFREY DOYLE HOLLOWAY JR.** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR 1ST ALLIANCE LENDING, L.L.C., ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **THE MONEY SOURCE INC.** Loan Servicer: **THE MONEY SOURCE INC**

Current Substituted Trustees: **Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to

T.S. #: 22-7656

sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JEFFREY DOYLE HOLLOWAY JR., SINGLE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$204,232.00, executed by JEFFREY DOYLE HOLLOWAY JR., SINGLE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR 1ST ALLIANCE LENDING, L.L.C., ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JEFFREY DOYLE HOLLOWAY JR., SINGLE to JEFFREY DOYLE HOLLOWAY JR., THE MONEY SOURCE INC. is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**THE MONEY SOURCE INC.**  
135 Maxess Road  
Melville, NY 11747  
855-611-0550

Dated: \_\_\_\_\_ Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio,  
Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoke, Prestige Default  
Services, LLC.

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Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Attn: Trustee Department

T.S. #: 22-7656

EXHIBIT "A"

A 9.9761 ACRE TRACT, MORE OR LESS, OUT OF THE GEORGE ARMSTRONG SURVEY, ABSTRACT NO. 841, LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

DESCRIPTION OF A TRACT OF LAND CONTAINING 9.9761 ACRES (434,559 SQUARE FEET) SITUATED IN THE GEORGE ANN ARMSTRONG SURVEY, ABSTRACT 841 LIBERTY COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 9.9761 ACRES (434,559 SQUARE FEET), SITUATED IN THE GEORGE ANN ARMSTRONG SURVEY, ABSTRACT 841, LIBERTY COUNTY, TEXAS, BEING ALL OF A TRACT CONVEYED UNTO CHRIS RUNNELLS BY DEED RECORDED IN VOLUME 1377, PAGE OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 9.9761-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF GEORGE ANN ARMSTRONG SURVEY:

THENCE NORTH 09°20'00" WEST, A DISTANCE OF 4,012.51 FEET TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 61°00'00" EAST, A DISTANCE OF 2,380.00 FEET TO A SET 1/2 -INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 486 FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED.

THENCE NORTH 05°03'00" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 486 A DISTANCE OF 182.50 FEET TO A FOUND 1/2 -INCH IRON ROD FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED,

THENCE SOUTH 81°00'00" WEST, A DISTANCE OF 2,393.72 FEET TO A SET 1/2 -INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND 1/2 -INCH IRON ROD BEARS SOUTH 61°00' WEST, A DISTANCE OF 13.4 FEET);

THENCE SOUTH 09°10'00" EAST, A DISTANCE OF 162.07 FEET (CALLED 178.56 FEET) TO THE POINT OF BEGINNING AND CONTAINING 9.9761 ACRES (434,559 SQUARE FEET), MORE OR LESS.